

094.0

0004

0011.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
740,000 / 740,000

APPRaised:

740,000 / 740,000

USE VALUE:

740,000 / 740,000

ASSESSED:

740,000 / 740,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		EDMUND RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	HAMBLIN MICHAEL/ETAL	
Owner 2:	HAMBLIN MICHELLE P	
Owner 3:		

Street 1:	51 EDMUND ROAD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	Cntry:	Own Occ:	Y
Owner 1:			

Owner 2:	
Street 1:	

Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION	Sales Information	Tax District	Parcel ID
This parcel contains 9,845 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1926, having primarily Wood Shingle Exterior and 2131 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.			

OTHER ASSESSMENTS	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	RIVAIIS ROBERT/E	26268-199		3/26/1996		161,000	No	No	Y	

PROPERTY FACTORS	Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	Sign:	VERIFICATION OF VISIT NOT DATA
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Use	Description	LUC	No of Units	Depth /	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	%	Spec	J	Fact	Use Value	Notes
101	One Family		9845	Sq. Ft.	Site			0	70.	0.73	5									500,743						500,700	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description			User Acct
101		9845.000	239,300		500,700	740,000				61738
Total Card		0.226	239,300		500,700	740,000	Entered Lot Size			GIS Ref
Total Parcel		0.226	239,300		500,700	740,000	Total Land:			GIS Ref
Source:	Market Adj Cost			Total Value per SQ unit /Card:	347.25	/Parcel: 347.2	Land Unit Type:			Insp Date

08/13/18	PRIOR ID #1: 61738
	PRINT
12/10/20	22:21:26
	LAST REV
10/03/19	16:43:37

mmcmakin	7746
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

BUILDING PERMITS											ACTIVITY INFORMATION										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
6/29/2012	826	Inter Fi	5,000						8/13/2018	Info At Door	BS	Barbara S									
2/2/2012	108	Addition	28,800					add second floor a	6/1/2012	Measured	JBS	JOHN S									

12/5/2008	Meas/Inspect	345	PATRIOT
2/2/2000	Mailer Sent		
2/2/2000	Measured	197	PATRIOT
12/1/1981		KM	

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH							
Type: 19 - Ranch	Sty Ht: 1 - 1 Story	(Liv) Units: 1 Total: 1	Full Bath: 1 Rating: Good	A Bath: Rating:	3/4 Bath: 1 Rating: Fair	KIT IN BMT=FAIR Q & C. PDAS. .										
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	A 3QBth: Rating:	1/2 Bath: Rating:	A HBth: Rating:											
Sec Wall: 4 - Vinyl 15%	OthrFix: Rating:	OTHRFIX: Rating:														
Roof Struct: 1 - Gable	OTHER FEATURES		Kits: 1 Rating: Average	A Kits: 1 Rating: Fair	Fpl: Rating:	WSFlue: Rating:	1st Res Grid Desc: Line 1 # Units:									
Roof Cover: 1 - Asphalt Shgl			Fpl: Rating:	Lvl 2	Lvl 1	Location:	Level	FY LR DR D K FR RR BR FB HB L O								
Color: YELLOW			WSFlue: Rating:	Lvl 1	Lower	Total Units:	Other									
View / Desir:						Floor:	Upper									
GENERAL INFORMATION						% Own:	Lvl 2									
Grade: C - Average						Name:	Lvl 1									
Year Blt: 1926		Eff Yr Blt:				Totals	Lower	RMs: 0	BRs: 0	Baths: 1	HB					
Alt LUC:		Alt %:														
Jurisdct:		Fact: .														
Const Mod:																
Lump Sum Adj:																
INTERIOR INFORMATION																
Avg Ht/FL: STD																
Prim Int Wall 2 - Plaster						Phys Cond: AG - Avg-Good 26.	%									
Sec Int Wall: %						Functional: %										
Partition: T - Typical						Economic: %										
Prim Floors: 3 - Hardwood						Special: %										
Sec Floors: 5 - Lino/Vinyl 15%						Override: %										
Bsmnt Flr: 5 - Lino/Vinyl						Total: 26.4	%									
Subfloor:																
Bsmnt Gar:																
Electric: 3 - Typical																
Insulation: 2 - Typical																
Int vs Ext: S																
Heat Fuel: 1 - Oil																
Heat Type: 3 - Forced H/W																
# Heat Sys: 1																
% Heated: 100	% AC:															
Solar HW: NO	Central Vac: NO															
% Com Wall	% Sprinkled:															
MOBILE HOME			Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS						PARCEL ID 094-0-0004-0011.0										
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D Y	112X16	A AV	1993			0.00	T	20.8	101					
More: N			Total Yard Items:			Total Special Features:			Total:							